

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R29809

Property Information

property address: 500 NORTH
legal description: J E SCOTT, BLOCK 11, LOT 1 (TR-135) & 2 (TR-134), ACRES 6.293
owner name/address: BRYAN PLAZA LTD
7505 HIGHMEADOW
HOUSTON, TX 77063
full business name: NorthPark Plaza - (names on back)
land use category: Commercial - retail type of business: strip center/mall
current zoning: C2 + C2 occupancy status: occupied & for lease
lot area (square feet): 274,123 frontage along Texas Avenue (feet): 430.17
lot depth (feet): 618.54 sq. footage of building: 3,874
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 17 # of stories: 1
type of buildings (specify): concrete

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 3 type/material of sign: E/N-1; 2 temporary
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 248
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 9x18 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: on end islands in parking lot

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

SoxyNails; Texas Cuts; Ace CashExpress; 5 - lots for lease

large area w/ sign saying for "Hooters" - no building has begun

This property has 2 lots numbered R29809 - one lot has building, other lot has parking ... Also, lot number R29810 is parking for this property